

williamslettings



2 Purbeck Avenue, Prestatyn, LL19 7UP

£795 Per Calendar Month



EPC - E48 Council Tax Band - B Deposit - £795 Per Calendar Month

Purbeck Avenue, Prestatyn

2 Bedrooms - House

End of terraced house conveniently located close to amenities and bus route together with a short walk to Ffirth Beach complex and the sea promenade. The accommodation offers two reception room and kitchen to the ground floor and to the first floor two bedrooms, with the bathroom being off the second bedroom. Gas Central Heating. Garden area to the rear. Street parking. To be considered for this property you will need an annual income of above £23,850 pcm
EPC rating E48 (new boiler fitted since) - Council Tax Band - B

Accommodation

Timber door leads into

Entrance Hall

With radiator, doors and stairs off.

Living Room

With modern fire suite and electric fire, power points, radiator and uPVC single glazed window to the front elevation

Dining Room

With feature fire suite, power points, radiator, under stair storage and uPVC single glazed window to the rear elevation. Door leads into

Kitchen

With a range of wall, drawer and base units with worktops over, void for a cooker and fridge freezer, stainless steel sink and drainer, uPVC single glazed windows to the side and rear elevations,

Stairs/Landing

From the Entrance Hall stairs lead to the landing with doors off

Bedroom One

With radiator, power points and uPVC single glazed window to the front elevation.

Bedroom Two

With radiator and uPVC single glazed window to the rear elevation.

Bathroom

With low flush W.C, wash basin, panelled bath, radiator and uPVC single glazed window to the rear elevation.

Outside

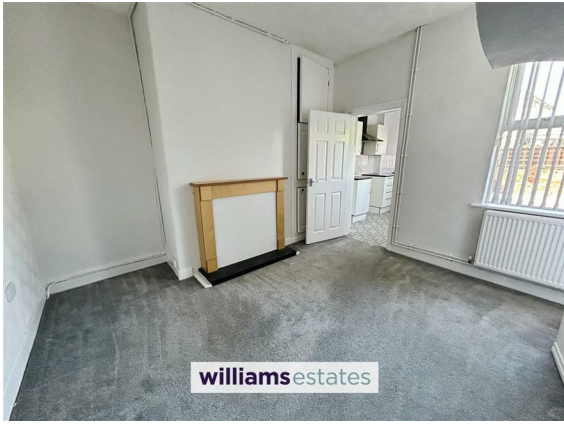
The front has a small barked area. A timber gate gives access to the rear with paved area and decorative gravel. Bound by walling and fencing.

Directions


From our Prestatyn office turn left to the roundabout, Take the second exit off onto Ffordd Penwylfa and continue pass the bus station and over the railway bridge to the traffic lights. Turn left onto Victoria Road continue along passing the car wash yard on the right. Turn left onto Purbeck Avenue.

Notes

Please note the bathroom is off the second bedroom and also only street parking.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

Lettings@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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